



City of NORFOLK

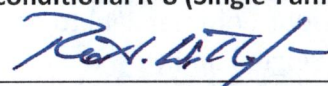
C: Dir., Department of Planning and Community Development

To the Honorable Council
City of Norfolk, Virginia

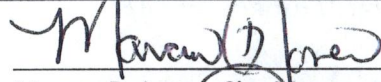
June 10, 2014

From: George M. Homewood, AICP CFM, Planning Director

Subject: **Change of Zoning from R-6 (Single-Family) and conditional C-2 (Corridor Commercial) to to conditional R-8 (Single-Family)**

Reviewed: 
Ronald H. Williams, Jr., Assistant City Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number: PH-2

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **5 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** To allow parcels addressed 453-467 Brockwell Avenue and 446-464 Frizzell Avenue to be developed with 9 single-family homes.
- IV. **Applicant:** DSF Development – 453-467 Brockwell Avenue/446-464 Frizzell Avenue
- V. **Description**
 - The site is located in the Glenrock neighborhood which is developed with a mix of various residential types, institutional and commercial uses.
 - This rezoning would allow five additional single family homes above what is currently permitted in the R-6 District.
 - The applicant has proffered that prior to the issuance of a building permit, the homes constructed on the residential lots would be reviewed by the Planning Department to ensure compatibility with the building pattern in the neighborhood.
 - The applicant has proffered that curb and gutter would be built along all Frizzell and Brockwell Avenues frontages.
 - At the May 20th City Council public hearing, the applicant requested a continuance to allow for further dialog with the civic league.
- VI. Staff point of contact Ashton Jones at 664-7470, ashton.jones@norfolk.gov

Attachments:

- Staff Report to CPC dated April 24, 2014 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

To the City Planning Commission
City of Norfolk, Virginia

April 24, 2014

From: Ashton Jones, AS
Planner II

Subject: Change of Zoning from R-6
(Single-Family) and conditional C-2
(Corridor Commercial) to conditional
R-8 (Single-Family)

Reviewed: Leonard M. Newcomb, III, CFM *LMN*
Land Use Services Manager

Ward/Superward: 4/7

Approved:

601. Leonard M. Newcomb III
George M. Homewood, AICP, CFM
Planning Director

Item Number: C - 2

- I. **Recommendation:** Staff recommends approval, given the character of development in the neighborhood and conformance with *planNorfolk2030*.
- II. **Applicant:** DSF Development – 453-467 Brockwell/446-464 Frizell Avenue
- III. **Description:** This application would allow parcels addressed 453-467 Brockwell Avenue and 446-464 Frizzell Avenue to be developed with 9 single-family homes.
- IV. **Analysis**
The site is located between Frizzell Avenue and Brockwell Avenue on the southern side of Poplar Hall Drive, on land which is currently vacant.

Plan Analysis

- *plaNorfolk2030* identifies the northern portion of this property as Commercial and the southern portion of this property as Single Family Traditional.
 - The property just to the north, fronting Poplar Hall Drive, is also designated as Commercial, reflecting an intention of maintaining the south side of Poplar Hall Drive for commercial use.
- The Identifying Land Use Strategies chapter of *plaNorfolk2030* identifies the Single Family Traditional land use category as a location for single family detached development on lots ranging in width from 50 to 70 feet and area from 4,000 to 7,500 square feet.
- Since the proposal maintains the frontage of Poplar Hall Drive for commercial use and proposes single family residential development on lots 50 feet in width and 5,000 square feet in area, the proposed rezoning is consistent with *plaNorfolk2030*.

Zoning Analysis

- The site is located in the Glenrock neighborhood which is developed with a mix of various residential types, institutional and commercial uses.
- This rezoning would allow five additional single family homes above what is currently permitted in the R-6 District.
 - The applicant has proffered that prior to the issuance of a building permit, the homes constructed on the residential lots would be reviewed by the Planning Department to ensure compatibility with the building pattern in the neighborhood.
 - The applicant has proffered that with the construction of these homes, curb and gutter would be built along the street frontages of Frizzell and Brockwell Avenues.

Trip Generation Analysis

- Institute of Transportation Engineers figures estimate that the proposed development would generate 48 additional vehicle trips per day through the net addition of five single family homes on the site.
- This total however does not include any offset in trips from the site related to the proposed rezoning of vacant commercially zoned property and its associated trip production potential to residential use.

V. Financial Impact

This rezoning would provide additional real estate and personal property taxes through the construction of single family homes

VI. Environmental

The change of zoning should have minimal adverse impact on the neighborhood.

VII. Community Outreach/Notification

- Legal notice was posted on the property on February 18.
- Letter was sent to the Glenrock Civic League on March 7.
- Letters were mailed to all property owners within 300 feet of the property on March 12.
- Notice was sent to the civic leagues by the Department of Communications on March 12.
- Legal notification was placed in *The Virginian-Pilot* on March 13 and 20.

VIII. Coordination/Outreach

This letter has been coordinated with the Department of Planning and Community Development and the City Attorney's Office.

Supporting Material from the Department of Planning and Community Development:

- Proffered conditions
- Zoning Map
- Location Map

- Proposed Zoning Map
- Application
- Letter to Glenrock Civic League
- Letter of Opposition from Glenrock Neighborhood Association

Proponents and Opponents

Proponents

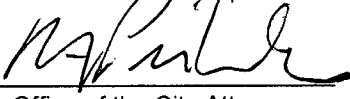
Robert Feinman – Applicant
4873 S. Oliver Dr.
Virginia Beach, VA 23455

Opponents

David Hicks
Po Box 12713
Norfolk, VA 23541

Joe L. Cox II
438 Lucas Ave.
Norfolk, VA 23502

Form and Correctness Approved:

By 
Office of the City Attorney

Contents Approved: AT

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

P14-2 AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 453 TO 467 BROCKWELL AVENUE AND 446 TO 464 FRIZZELL AVENUE FROM CONDITIONAL C-2 (CORRIDOR COMMERCIAL) AND R-6 (SINGLE-FAMILY RESIDENTIAL) TO CONDITIONAL R-8 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 453 to 467 Brockwell Avenue and 446 to 464 Frizzell Avenue are hereby rezoned from conditional C-2 (Corridor Commercial) and R-6 (Single-Family Residential) District to conditional R-8 (Single-Family Residential) District. The properties are more fully described as follows:

Properties fronting 200 feet, more or less, along the western line of Brockwell Avenue and 250 feet, more or less, along the eastern line of Frizzell Avenue; premises numbered 453 to 467 Brockwell Avenue and 446 to 464 Frizzell Avenue.

Section 2:- That the properties rezoned by this ordinance shall be subject to the following condition:

- (a) No building permit shall be issued to allow development on the property until the Department of Planning has issued a zoning certificate verifying that the design and footing of the proposed one family dwellings to be constructed are consistent with the prevailing pattern in the neighborhood.
- (b) The developer shall construct curb and gutter along those portions of the right-of-way immediately in front of the new homes to be constructed, consistent with any standards established by the Department of Public Works.

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

PROFERRED CONDITIONS

- 1) No building permit shall be issued to allow development on the property until the Department of Planning has issued a zoning certificate verifying that the design and footing of the proposed one
- 2) family dwellings to be constructed are consistent with the prevailing pattern in the neighborhood.

3) 2) Curb + Gutter will be installed on each residential lot

4)

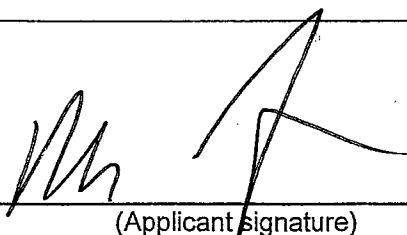
5)

6)

7)

8)

SIGNED:


(Applicant signature)

2.7.14
(Date)

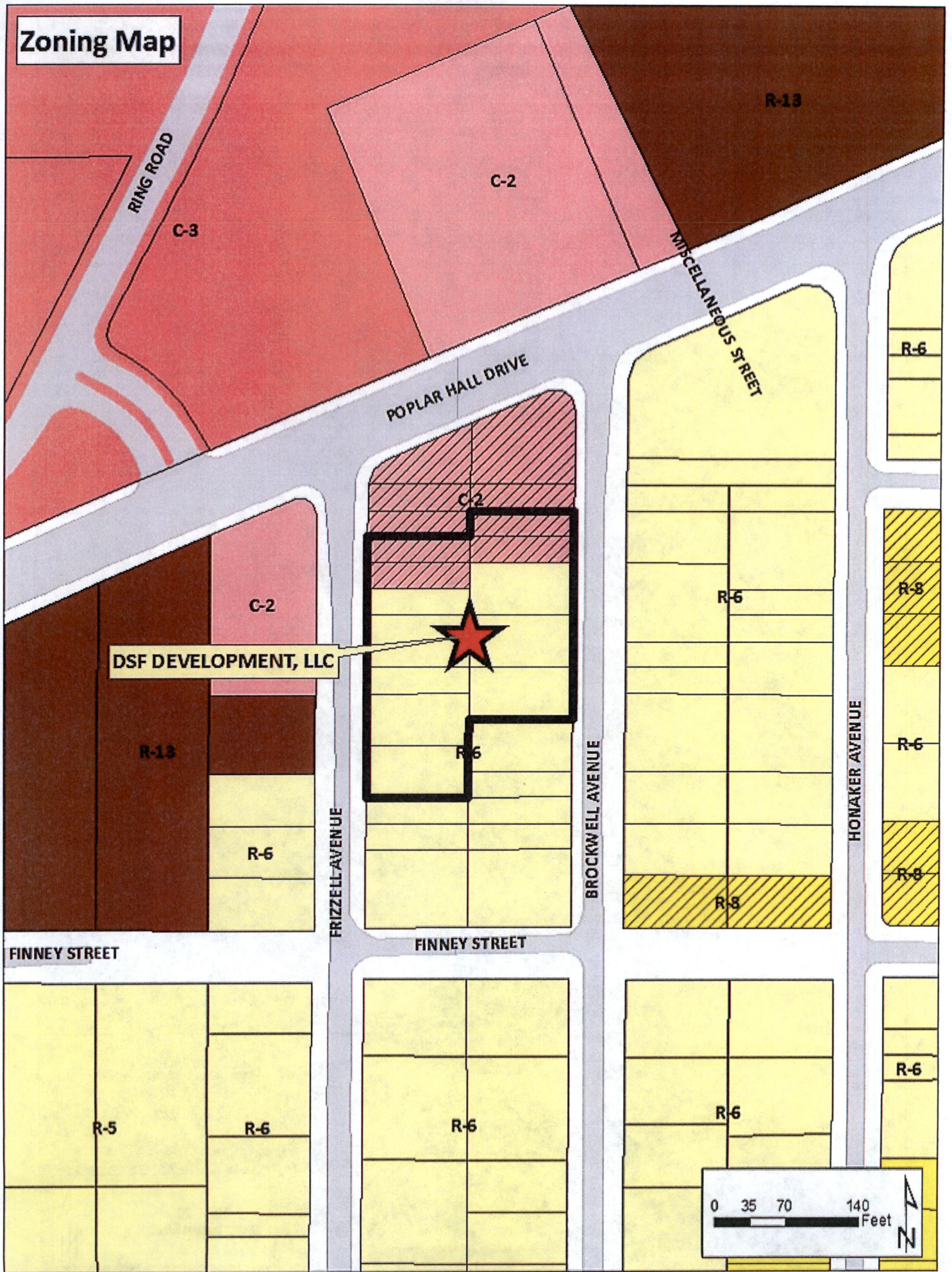
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Zoning Map



Location Map

DSF DEVELOPMENT, LLC

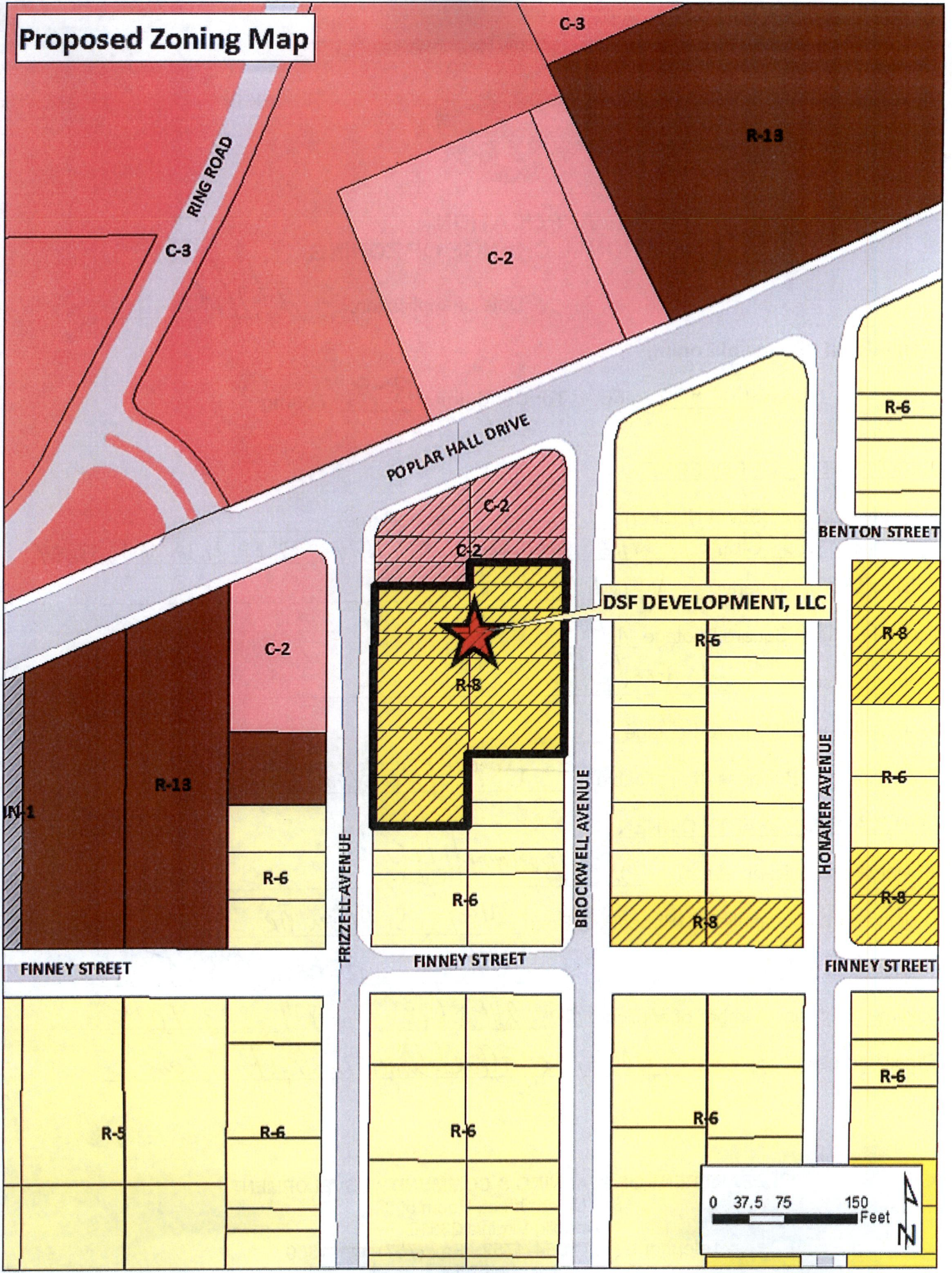


BROCKWELL AVENUE

0 5 10 20
Feet



Proposed Zoning Map





**APPLICATION
CONDITIONAL CHANGE OF ZONING**

Date of application: 2/7/14

Conditional Change of Zoning

From: CZ-C2 + R-6 Zoning To: Conditional R-8 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) _____ (Street Name) _____

Block 25 Glenrock: 617, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 27, 28, 29, 30, 31, 32, 33, 34

Existing Use of Property: Vacant Land

Current Building Square Footage N/A

Proposed Use Single Family Homes

Proposed Building Square Footage _____

Trade Name of Business (If applicable) DSF Development, LLC

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) DSF Development, LLC (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): 4873 S. Oliver Dr. Ste 103

(City) Va Beach (State) VA (Zip Code) 23455

Daytime telephone number of applicant (757) 241 5678 Fax (877) 333 1015

E-mail address of applicant: bobby@affordablenewconstruction.com

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

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(Revised July, 2013)

Conditional Rezoning
Page 2

2. Name of property owner:(Last) Trustees of Calvary Revival Church (First) _____ (MI) _____
Mailing address of property owner (Street/P.O. box): 5833 Poplar Hall Dr.
(City) Norfolk (State) VA (Zip Code) 23502
Daytime telephone number of owner (757) 321-9722 Fax number () _____

CIVIC LEAGUE INFORMATION

Civic League contact: David Hicks 739-4939
Mary Pulley 509 Lucas Avenue 321-3092
Date(s) contacted: 2/5/14

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

- ✓ Required application fee, **\$705.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ Proffered conditions.
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

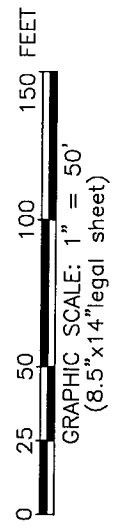
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: GUENN GIBSON Sign: [Signature] 2, 7, 14
(Property Owner or Authorized Agent Signature) (Date)

Print name: R. M. Reina Sign: [Signature] 2, 15, 14
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2013)





City of NORFOLK

March 10, 2014

David Hicks
President, Glenrock Civic League
P.O. Box 12713
Norfolk, VA 23541

Dear Mr. Hicks:

The Planning Department has received an application for rezoning vacant properties located in Glenrock, premises numbered 453-467 Brockwell Avenue and 446-468 Frizzell Avenue from R-6 (Single-Family) and conditional C-2 (Corridor Commercial) to conditional R-8 (Single-Family).

This item is tentatively scheduled for the March 27, 2014 City Planning Commission public hearing.

Summary

This request would allow DSF Development, LLC to develop the vacant site with 10 single-family homes.

If you would like additional information on the request, you may contact the applicant, Bobby Feinman at (757) 241-5678; or you may telephone Ashton Jones at (757) 664-7470. A copy of the application is enclosed.

Sincerely,

A handwritten signature in black ink, appearing to be "G. Homewood", followed by a horizontal line.

George M. Homewood, AICP, CFM
Planning Director

cc: Jamie Goldin, Neighborhood Development Specialist
Jamie.Goldin@Norfolk.gov or (757) 823-4289

508 City Hall Building / Norfolk, Virginia 23510
Ph. (757) 664-4752 / Fax (757) 664-4748

PO Box 12713
Norfolk, Virginia 23541

23-April-2014

City of Norfolk
Planning Department
508 City Hall Building
Norfolk, Virginia 23510

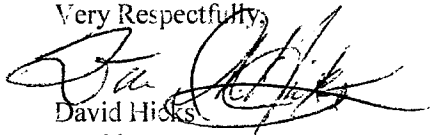
RE: Glenrock Public Hearing
DSF Development LLC Rezoning Request

Dear Mr. Homewood,

The residents of Glenrock, having advance notice regarding a public hearing, concerning an application for rezoning presented by DSF LLC to the city of Norfolk Planning Department, having considered all facts do not support rezoning parcels as proposed in the application dated on 7th of February 2014.

I, along with a couple of our residents, plan to appear before the planning council on April 24th 2014 in support of this opinion; nevertheless, please accept these letters as a representation of communitys' official position in this matter.

Very Respectfully,



David Hicks
President
Glenrock Neighborhood Association

Cc: Residents of Glenrock, Norfolk City Council, DSF LLC, GNA Secretary Treasure